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MEMORANDUM

TO: Boston Redevelopment Authority  
FROM: Hale Champion, Development Administrator  
DATE: October 17, 1968  
SUBJECT: BOARD OF APPEAL REFERRALS

1177

10/17

Re: Petition No. Z-1264  
Ina Schand  
15 Charlotte Street, Dorchester

Petitioner seeks a Forbidden Use Permit to change occupancy from a two family dwelling to a two family dwelling and a beauty shop in an Apartment (H-1) district. The proposal would violate the code as follows:

Sect. 8-7 A beauty shop is a Forbidden Use in  
an H-1 district.

The property, a 2½ story brick structure, is located on Charlotte Street near the intersection of Charlotte Street and Blue Hill Avenue. The petitioner proposes to utilize a portion of the apartment to conduct a beauty parlor. This type of occupancy represents an undesirable commercial use in a residential district. Recommend denial.

VOTED: That in connection with Petition No. Z-1264, brought by Ina Schand, 15 Charlotte Street, Dorchester, for a Forbidden Use Permit to change occupancy from a two family dwelling to a two family dwelling and a beauty shop in an Apartment (H-1) district, the Boston Redevelopment Authority recommends denial. The proposed beauty parlor occupancy would represent an undesirable commercial use in this residential district.

Re: Petition No. Z-1265  
Getty Oil Company  
792-796 Truman Highway, Hyde Park

Petitioner seeks a Conditional Use Permit to erect a one story inspection bay addition to an existing gas service station in a Local Business (L-.5) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-6	A change in a pre-existing Conditional Use requires a Board of Appeal hearing.		
Sect. 18-1	Front yard is insufficient	15 ft.	11 ft.
Sect. 20-1	Rear yard is insufficient	20 ft.	10 ft.

The property, located on Truman Highway at the intersection of Truman Highway and Dana Avenue, contains an existing gasoline service station. The petitioner proposes to add a one story inspection bay and storage facility to the side and rear of the existing structure and to renovate the entire facility. The staff has no objection to the front yard violation which is caused by an extension of the lighting facility over the existing gasoline pumps. The staff, however, is of the opinion that the petitioner should be required to comply with the 20 foot rear yard requirement. The station is adjacent to a residential district and the rear yard abuts an existing residential structure. The proposed rear yard violation would be harmful to the adjacent property. Recommend approval provided, however, that the above condition is met.

VOTED: That in connection with Petition No. Z-1265, brought by Getty Oil Company, 792-796 Truman Highway, Hyde Park, for a Conditional Use Permit and variances of insufficient front and rear yards to erect a one story inspection bay and remodel existing gas station in a Local Business (L-.5) district, the Boston Redevelopment Authority recommends approval provided the petitioner complies with the 20 foot rear yard requirement. The rear yard deficiency would have an adverse effect on the abutting residential property. The front yard violation caused by an extension of the lighting facility over the existing gasoline pumps, is minimal and appropriate with the existing land use.



Zoning Referrals 10/17/68

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Re: Petitions Nos. Z-1267-Z-1268  
 Ukrainian American Youth Association &  
 Sacred Heart of Jesus Church  
 82 Glen Rd. & 118 Forest Hills Street  
 Jamaica Plain

Petitioner seeks a Forbidden Use Permit and four variances to change occupancy from a three family dwelling to a social club and to erect a one story and basement addition at 82 Glen Road and seeks a Forbidden Use Permit and a variance to use premises for the parking of cars at 118 Forest Hills Street. The sites are located in a Single Family (S-.5) district. The proposals would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
<u>82 Glen Road (3 family dwelling)</u>			
Sect. 8-7	A private club and social center are forbidden in an S-.5 district		
Sect. 14-2	Lot area for additional unit is insufficient	4000 sq.ft./du	1575 sq.ft./du
Sect. 15-1	Floor area ratio is excessive	0.5	0.68
Sect. 18-4	Front yard is insufficient	30 ft.	15 ft.
Sect. 23-2	Off-street parking is insufficient	91 spaces	10 spaces
<u>118 Forest Hills Street (Sacred Heart of Jesus Church)</u>			
Sect. 8-7	A parking lot is Forbidden in an S-.5 district		
Sect. 20-1	Rear yard is insufficient	50 ft.	13.5 ft.

The petitioner proposes to change the occupancy of an existing three family dwelling to a social club and to provide additional space for a meeting, dining and dancing hall accommodating approximately 390 members. Only ten off-street parking spaces can be provided on this site and, therefore, the petitioner proposes to utilize the vacant land at 118 Forest Hills Street for the remaining 81 off-street parking spaces. This vacant land surrounds and is owned by the Sacred Heart of Jesus Church and the Church has agreed to allow the petitioner to use the site for parking. The staff is of the opinion that the proposed use is inappropriate for this residential area and that the attendant off-street parking needs would not be adequately served by the proposed arrangement. Recommend denial.

VOTED: That in connection with Petitions Nos. Z-1267 & Z-1268, brought by the Ukrainian American Youth Association and Sacred Heart of Jesus Church, 82 Glen Road and 118 Forest Hills St., for two Forbidden Use Permits and variances of insufficient lot area for additional unit, front yard, rear yard, off-street parking and excessive floor area ratio to change occupancy from a three family dwelling to a social club, to erect a one story and basement addition, and to use premises for a parking lot in a single family (S-.5) district, the Boston Redevelopment Authority recommends denial. The proposals are inconsistent with and would detrimentally effect the residential character of the neighborhood.



Re: Petition No. Z-1270  
Steve Gorman  
59 Cummings Road, Brighton

Petitioner seeks a variance of insufficient front yard to change occupancy from a one family dwelling and garage to a two family dwelling in an Apartment (H-1) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 18-1 Front yard is insufficient	20 ft.	6.7 ft.

The property, located on Cummings Road near the intersection of Cummings and Egremont Road, contains an existing two story brick structure which has already been converted to a two family occupancy. The petitioner, in effect, is seeking to legalize an existing condition. The yard deficiency is pre-existing and the two family occupancy is appropriate for this area. Recommend approval.

VOTED: That in connection with Petition No. Z-1270, brought by Steve Gorman, 59 Cummings Road, Brighton, for a variance of insufficient front yard to change occupancy from a one family dwelling and garage to a two family dwelling in an Apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The petitioner, in effect, is seeking to legalize an existing condition since the conversion has already occurred. The two family occupancy is appropriate for the area and the yard deficiency is pre-existing.

Re: Petition No. Z-1270  
 Clarence Walker  
 69 Stanwood Street, Dorchester

Petitioner seeks a variance to change occupancy from a two family dwelling to a three family dwelling in an Apartment (H-1) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 14-2 Lot area for additional dwelling unit is insufficient		1000 sq.ft./du 60 sq.ft./du

The property is a three story frame structure located on Stanwood Street near the intersection of Stanwood and Normandy Streets. Similar occupancies exist on the street. The proposal is consistent with the residential character of the neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-1270, brought by Clarence Walker, 69 Stanwood Street, Dorchester, for a variance of insufficient lot area for additional dwelling unit to change occupancy from a two family to a three family dwelling in an Apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Similar occupancies exist on the street and the proposal is consistent with the residential character of the neighborhood.



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MEMORANDUM

TO: Boston Redevelopment Authority  
FROM: Hale Champion, Development Administrator  
DATE: October 17, 1968  
SUBJECT: ZONING COMMISSION - MAP AMENDMENT APPLICATION

1177  
10/17/68

Re: Map Amendment Application No. 63  
Beachway Apartments, Inc.  
739-761 East Sixth St., So. Boston

Petitioner seeks to change an area of land (approximately 95,000 sq. ft.) from an H-1 (Apartment, Floor Area Ratio of 1) and an L-1 (Local Business, Floor Area Ratio of 1) zone to an H-2 (Apartment, Floor Area Ratio of 2) zone in the South Boston district of Boston. The parcel, bounded generally by East Sixth Street, N Street, East Seventh Street, and the easterly side line of the property located at 761 East Sixth Street, is owned by the petitioner. It contains two (2) new - 40 unit - apartment buildings and a rehabilitated - 42 unit - structure. The petitioner proposes to construct a 60 unit - apartment building on the existing vacant land of approximately 25,030 square feet.

The adjacent areas are relatively dense, in terms of residential development, and there appears to be a demand for additional small unit housing in the area. The petitioner is not seeking a change in zoning use but, rather, an increase in Floor Area Ratio (density) in order to develop his property accordingly.

The site is located a block or two away from the South Boston public beaches. Proximity to this major open space would support a higher residential density than might otherwise be desirable. Public transportation is accessible and adequate to serve the demands of the existing and potential residential community. The staff is of the opinion that the proposed change would represent an appropriate use of land, would not result in an undue concentration of population, and would be consistent with the existing character of the area. Approval is recommended.



VOTED: That in connection with Map Amendment Application No. 63, brought by George Romanos of 40 South Street, Jamaica Plain, to change an area of land (approximately 95,000 sq. ft.) from an (Apartment) H-1 and Local Business (L-1) District to an Apartment (H-2) District, the Boston Redevelopment Authority recommends approval. The property is located a block or two away from the South Boston public beaches and proximity to this major open space would support a higher residential density than might otherwise be undesirable. Public transportation is accessible and adequate to serve the demands of the existing and potential residential community. The proposed change in Floor Area Ratio (density) would not result in an undue concentration of population, would be consistent with the existing residential character of the area, and would represent an appropriate use of this land.



